

123.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,264,900 / 1,264,900

ASSESSED:

1,264,900 / 1,264,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
4		BRANTWOOD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: LUCAS SUSAN & BRIAN	
Owner 2:	
Owner 3:	

Street 1: 4 BRANTWOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: DAHAN ARIE/BETH ANN -

Owner 2: -

Street 1: 4 BRANTWOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 8,710 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 3161 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8710		Sq. Ft.	Site		0	90.	0.78	10									613,167						613,200	

Total AC/HA: 0.19995

Total SF/SM: 8710

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 613,167

Spl Credit

Total: 613,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:

1,264,900 / 1,264,900

USE VALUE:

1,264,900 / 1,264,900

ASSESSED:

1,264,900 / 1,264,900

User Acct

79293

GIS Ref

GIS Ref

Insp Date

09/28/17

!9569!

PRINT

Date 12/11/20 Time 00:01:45

LAST REV

Date 11/06/17 Time 09:48:48

9569

ekelly

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

